

**MINUTES OF THE PROCEEDINGS
OF THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF JORDAN
IN THE COUNTY OF SCOTT
SEPTEMBER 18, 2018**

Present: Ron Jabs, Tanya Velishek, Mike Franklin, Ray Sandey, and Dan Elke

Absent: Dr. Chuck Cook and Ryan Dahnert

Also Present: Addison Lewis, Planner/Economic Development Specialist

1.0 CALL TO ORDER

Chair Jabs called the meeting to order at 6:30 p.m.

2.0 ADOPT AGENDA

Motion by Franklin, Second by Elke to approve the agenda. Vote all ayes. Motion approved.

3.0 APPROVAL OF MINUTES

A. July 17, 2018

Motion by Franklin, Second by Velishek to approve the minutes. Vote all ayes. Motion approved.

4.0 NEW BUSINESS

A. 2019 Budget Expenditures Discussion

Planner Lewis stated that the City Council approved the HRA tax levy and set the EDA budget for 2019 at \$160,128, which is the same as 2018. The total budget amount cannot change; however, the EDA is asked to review budgeted amounts for specific line items and reallocate funds as desired. Actual expenditures for 2014 through 2017 are provided for reference. The EDA may wish to move funds from one line item to another depending on desired activities for 2019. Lewis stated this is primarily for planning purposes and money can still be reallocated if the EDA wishes to exceed a budget for a particular line item, assuming there is still money elsewhere in the budget.

EDA members discussed the particular line items in the budget and did not make any changes. Motion by Franklin, second by Elke, to approve the budget as proposed. Vote all ayes. Motion approved.

B. Request for concept plan review for 30 single family homes at 6380 190th St
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Planner Lewis stated that a request for concept plan review for 30 single family homes at 6380 190th Street West has been submitted and was reviewed yesterday by the City Council. The subject property is approximately 10 acres and was previously the Pearson Greenhouse. The applicants have purchased the property and are interested in developing the land for single family homes. The land is currently zoned I-1 Industrial and guided for Industrial use in the Comprehensive Plan. As a way to receive preliminary feedback on their development proposal, the applicants have submitted a concept plan for review. Staff has expressed concern regarding the conversion of limited industrial land to residential use. Lewis stated the concept plan has gone before the Planning Commission and City Council and noted that the City Council directed staff to bring the concept plan before the EDA for review. Staff is looking for feedback regarding the proposal and a recommendation to the City Council.

Chair Jabs expressed concern regarding the proposed location and loss of industrial land. Velishek added that the Council shared that concern regarding the location and said that there is someone that wants to do a greenhouse and someone that wants to do mini-storage.

Sandey asked what uses would be permitted here. Lewis explained the different types of uses allowed in the I-1 district.

Jabs stated that we need to preserve our industrial space or else we will become a bedroom community. Jabs added that if this property develops as industrial, there could be some impacts to neighboring residents, but if the City owned the property, this would allow the City more control to mitigate those impacts.

Sandey said that he liked the concept but just doesn't think this is the right spot.

Motion by Elke, second by Sandey, to keep the land as Industrial as guided in the Comprehensive Plan. Vote all ayes. Motion approved.

5.0 OLD BUSINESS

A. Update on marketing campaign with Spectrum Reach

Planner Lewis provided an update regarding the pre-roll marketing campaign through Spectrum Reach. The campaign is currently resulting in 73.4 percent of viewers to watch our promotional video to the end. It has resulted in 65 clicks to our website. We have had approximately 20,000 impressions. Some of the top performing sites that have resulted in the highest click rates have been babycenter.com, dictionary.com, kstp.com, and usnews.com.

6.0 MANAGEMENT REPORT

A. General Management Updates

Lewis stated that the Pickled Pig is now open in the old Jack's Bar location. Jabs asked if any changes were proposed to the units above the bar. Lewis said staff had not been informed of any planned changes. Jabs said that it would be great if we could see those improved. Velishek said that the units rent from \$900 - \$1,300 a month. Sandey asked if there is any proposal to do a patio at the Pickled Pig. Lewis replied that no plan for a patio has been discussed with city staff.

Planner Lewis provided an update regarding the study for the Highway 169 / 282 interchange with Kimley Horn. Franklin added that he is participating in that study with Mayor Velishek and Councilman Will and said it has been really positive. Velishek said that the city is looking at several design alternatives and ranking them against various criteria. Sandey asked if the concepts spare the businesses. Franklin said that they all would allow the existing businesses to stay. Sandey asked about having 169 go over 282. Franklin said there is one concept that has 169 go over 282 but it is probably the most expensive. Elke stated that he is not in favor of roundabouts.

B. Next Meeting- October 16, 2018

7.0 CITY COUNCIL MEMBER UPDATE

8.0 COMMISSIONER MEMBER REPORT

9.0 ADJOURNMENT

Motion by Elke to adjourn, second by Franklin. Vote all ayes. Motion approved. Meeting adjourned at 7:18 p.m.

Tanya Velishek, Mayor

ATTEST:

Tom Nikunen
City Administrator